



AGENDA PLANNING COMMISSION January 27, 2025 at 6:30 PM

Call to Order

1. Pledge of Allegiance

Consideration of Minutes

- 2. Minutes of December 16, 2024**

Disclosures and Recusals

If there is anyone wishing to speak to anything on the agenda, please approach the podium when the item is presented and please limit your comments to 4 minutes

Old Business

New Business

- 3. Tree Appeal: 17 17th Street-appeal of actions Sec. 7-100 regarding minimum tree requirements and denial of tree removal permit - Mary Freyermuth Yawn.**
- 4. Subdivision of Land Minor Plat (Amended): three lot subdivision to two lots-1, 3 & 5 7th Street-Zone R-2 -40005 20009 - Michael Brent Watts.**

Discussions

Standing Items

Adjournment

PLANNING COMMISSION

Anna Butler
 Beau Livingston
 Robert J. Matkowski
 Elaine McGruder
 Michelle Nooney
 David Roberts
 Marie Rodriguez-Beebe



CITY MANAGER
 Bret Bell

**COMMUNITY
 DEVELOPMENT DIRECTOR**
 Patricia Sinel

CITY ATTORNEY
 Edward M. Hughes/ Tracy O'Connell

Planning Commission Meeting MINUTES December 16, 2024

Chair Elaine McGruder called the meeting to order at 6:30PM, December 16, 2024. Planning Commission members in attendance were **Anna Butler, Marie Rodriguez-Beebe, Beau Livingston, Robert Matkowski, Michelle Nooney** and **David Roberts**. Staff in attendance were **Patricia Sinel** and **Lisa Schaaf**.

Opening Ceremonies. Pledge of Allegiance

Consideration of Minutes for November 18, 2024, meeting minutes. **Marie Rodriguez-Beebe** made a motion to approve. **Anna Butler** seconded. The vote to approve was unanimous.

Disclosures/Recusals. There were none.

Old Business. There was none.

New Business

PLAN APPROVAL: proposed placement of utility cabinet and related equipment-78 Van Horn Avenue – 40021 05002 – Zone R-1/NEP -Go-Broadband on behalf of Live Oak Fiber, LLC.

Patricia Sinel stated this is a site plan for the placement of a fiber hub distribution utility cabinet, enclosure, and related equipment. The site area is twelve by twenty eighty feet. The project location is at the public safety building property. This site was determined by City Staff, including the Public Works Director, as being the best site for this utility cabinet. The zoning is R-1 which does allow by right public utility structures and facilities. However, being in the north end parks and public overlay district requires any new use or change of use requires site plan review. The comprehensive plan talks about the city being limited in space and Tybee Island should continue to monitor internet speeds and services and continue to promote its broadband accessibility. Live Oak is a broadband, fiberoptic, internet service provider. The contract for broadband throughout the entire Island and fiber optics being located in all the right of ways was approved by City Council in November. This cabinet will be inside what is already the generator enclosure. Staff is recommending approval with conditions. **Staff** approves with recommendations. **Wood Ford**, 5 Marsh Island Lane, and **Tucker Hickey**, 808 Gloucester Street approached the Planning Commission and stated the enclosure is already six feet high and we have looked into eight-foot fencing as well with the razor wire. We are flexible with what the commission recommends for height. **Marie Rodriguez-Beebe** made a motion to approve the staff's six recommended conditions (attached). **Robert Matkowski**, seconded. The motion to approve was unanimous, 6-0.

LLC (Walter Freeman).18001 SITE PLAN APPROVAL WITH VARIANCE: addition of driveway -104 17th Street -40008 -Zone C-1 - Southern Belle,

Patricia Sinel stated this site plan with variance is to modify driveway access on Seventeenth Street for the end unit. This Site Plan was denied by the City Council on November 14, 2024. The determination made was the fourth driveway requires a variance. The applicant has resubmitted this time with a variance for the fourth driveway. The initial plan had driveway from the third unit's driveway. But since then, that was found to be not feasible for access and so the applicant is asking for driveway access from Seventeenth. There are five marked parking spaces along the right-of-way. Prior to construction of this site there were not any marked parking spaces on Inlet or on Seventeenth. This driveway will remove one of the planned parking spaces. For every dwelling unit, the Land Development Code requires at least two off-street parking spaces per unit. For this project, there are eight required parking spaces. This driveway is twenty-five feet from an intersection. **Staff** recommends approval with recommendations (65% greenspace requirement will be met. A curb cut permit will be required. Applicant will need to submit updated civil (drainage) plans.) **Stephanie Avitable**, 209 Bailee Avenue approached the Planning Commission and stated she is here on behalf of Walt Freeman the applicant. **Robert Matkowski** made a motion to Deny. There was no second motion failed. **David Roberts** made a motion to approve with conditions, as recommended by staff (attached). **Marie Rodriguez-Beebe** seconded. Voting in favor were **Marie Rodriguez-Beebe, David Roberts,** and **Michelle Nooney**. Voting against were **Anna Butler, Robert Matkowski** and **Beau Livingston**. **Chair Elaine McGruder** voted in favor to break the tie. The motion to approve was 4-3.

Adjournment: 8:00 pm

Lisa L. Schaaf



STAFF REPORT

PLANNING COMMISSION MEETING: January 27, 2025

CITY COUNCIL MEETING: February 13, 2025

REQUESTED ACTION: Consider appeal of actions Sec. 7-100 regarding denial of tree permit.

LOCATION: 17 17th Street

PIN: 40009 03045

APPLICANT: Mary Yawn

OWNER: Same

EXISTING USE: Single family home

PROPOSED USE: Same

ZONING: C-1

USE PERMITTED BY RIGHT: yes

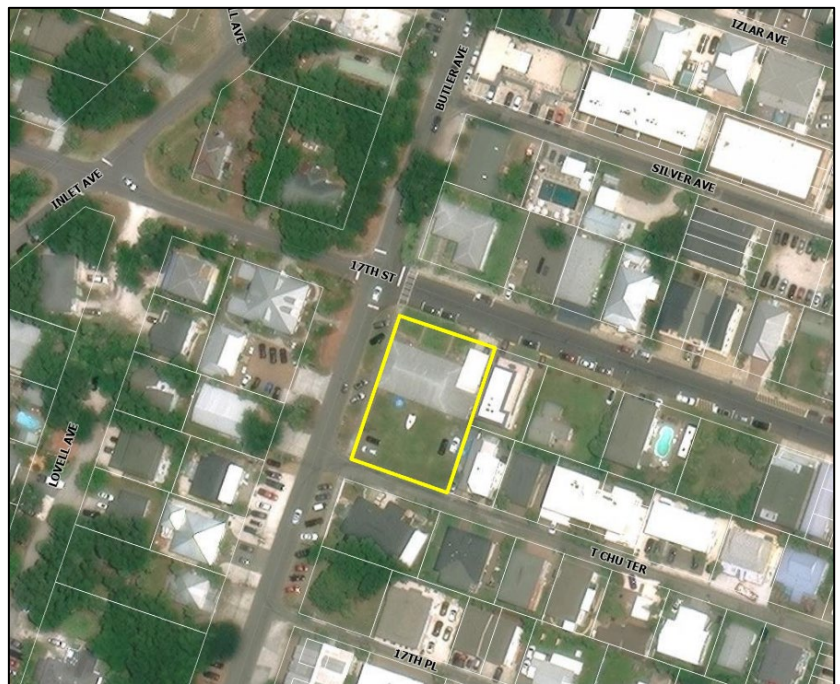
COMMUNITY CHARACTER MAP: The Strand/Historic Downtown District

PROPOSAL: The applicant is requesting to remove a palm tree with no mitigation requirements and to forgo meeting the minimum tree requirement (three trees per every 4,500 square feet of lot size.) The tree removal application was denied by staff on July 30, 2024. The applicant submitted the appeal on December 4, 2024.

ANALYSIS: The applicant submitted a permit to remove a palm tree, a significant tree. The applicant does not want to mitigate this tree. The applicant has one other tree (palm) on site. The lot is 0.36 acres (15,682 square feet).

The tree removal permit allowing the removal of significant trees requires the landowner/permittee to comply with the requirements set forth in sections 7-050, 7-060, 7-070 and 7-080 of the Land Development Code including:

- Trees may be removed from a lot or parcel provided that a minimum density of three trees per each 4,500 square feet of upland area is maintained (7-050).
- Each removed significant tree shall be replaced with one or more trees from the significant tree list. (7-060).



Map 1: Location Map

The site is located in The Strand/Historic Downtown District character area. The Comprehensive Plan describes the Historic Downtown District character area as follows:

The Historic Downtown District is key character area that acts at the city’s traditional “main street” and is perhaps the most outwardly “urban” feeling area in the city. It features wide

sidewalks and dense commercial uses with restaurants shopping, hotels/lodging, pavilions, and public parking, as well as access to the large central pier which acts as a focus point for the beach.

STAFF FINDING

Staff recommends denial as the request is contrary to the purpose and findings of Article 7 – Tree Removal Regulations of the Land Development Code.

STAFF CONTACT

Patricia Sinel, AICP, CFM, CNU-A
Community Development Director
Patricia.Sinel@cityoftybee.gov
912-472-5031

ATTACHMENTS

- A. Appeal form
- B. Tree removal application



CITY OF TYBEE ISLAND APPEAL FORM

Owners Name (Appellant): Trust Managed by Mary Freyermuth Yawn

Property Address: 17 17th Street, Tybee Island, GA

Mailing Address: 1951 Regents Way, Marietta, GA 30062

Email Address: d.yawn@comcast.net

PIN: _____ Contact Number: 404-401-6502

Name and Address of Representative/Attorney (if any): N/A

If Applicant is other than the Property Owner, a signed affidavit from the Property Owner granting the Applicant permission to conduct such land development is attached hereto. Yes

Brief description of the land development activity and reason for the Appeal: _____

A single, old dying palm tree in the front yard is leaning towards the front porch and roof. When it falls it will damage the porch and roof. The front yard is small and we do not want to plant more trees that will grow and need to be maintained. When grown they will present a falling hazard in a storm and will damage the house.

We politely would like to request an appeal to the mitigation requirement.

Solomon Landscaping will be hired to preform the tree removal.

=====

Mary Freyermuth Yawn
Signature of Applicant

12/4/24
Date

City Official _____



CITY OF TYBEE ISLAND
TREE REMOVAL PERMIT APPLICATION
Telephone: (912) 472-5033 · Lschaaf@cityoftybee.org

ADDRESS OF PROPERTY 17 17th Street d.yawn@comcast.net	
Owner's Name Des Yawn	Applicant's Name Alex McArthur
Address 17 17th Street	Address 104 Andrea Drive
Phone/Email: 404 401 6502	Phone/Email SolomonLandscapingLLC@gmail.com

- REQUIREMENTS FOR TREE REMOVAL**
- Must maintain a density of 3 trees per 4,500 square feet. All trees with a 6" diameter at 4.5 feet above the ground count toward the density.
 - Significant trees must be replaced inch-for-inch in like species with minimum 2-inch diameter trees or be otherwise mitigated.
 - By accepting the Tree Removal Permit, the property owner and the applicant agree to comply with all requirements of the tree ordinance including mitigation requirements, planting specifications and tree survival requirements.

- APPLICATION REQUIREMENTS**
- Mark all trees proposed for removal.
 - For new homes-scaled plot plan showing location, size and species of all trees on the lot which have a diameter of 6 inches or more at 4.5 feet above ground, all existing improvements, all proposed improvements, and property setbacks.
 - Mark the planting location, size and species for all proposed replacement trees. (If replacement is proposed for another parcel of land, a plot plan of that parcel is required with the same information notated.)

Explain the species of tree(s), the reason for removal, and the location of the tree(s) Palm tree in the front yard is weak and leaning. The tree will need to be removed to prevent damage. ~~The~~ tree is marked with blue tape.

I have reviewed the Tybee Island Land Development Code, Article 7, Tree Removal Regulations, and hereby agree to comply with the provisions thereof. I understand a permit application may require 5 business days to process.

Owner or Applicant Signature *Alex McArthur* Date 7-9-24
 Owner or Applicant Printed Name Alex McArthur

Call

City Official <u><i>[Signature]</i></u>	Permit Fee _____	<input type="checkbox"/> APPROVED
Date <u>7/18/24</u>	Palms Up _____	<input type="checkbox"/> DENIED
	TOTAL _____	

Mitigation Required? YES NO

STAFF NOTES

(i) Palm - (Dying)
 Request to Appeal 12/14

only one tree left on property

(As per ordinance, property must have 3 trees per 4,500 of land.)



STAFF REPORT

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CITY COUNCIL MEETING: February 13, 2025

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OWNER: Same

EXISTING USE: Single family home

PROPOSED USE: Same

ZONING: C-1

USE PERMITTED BY RIGHT: yes

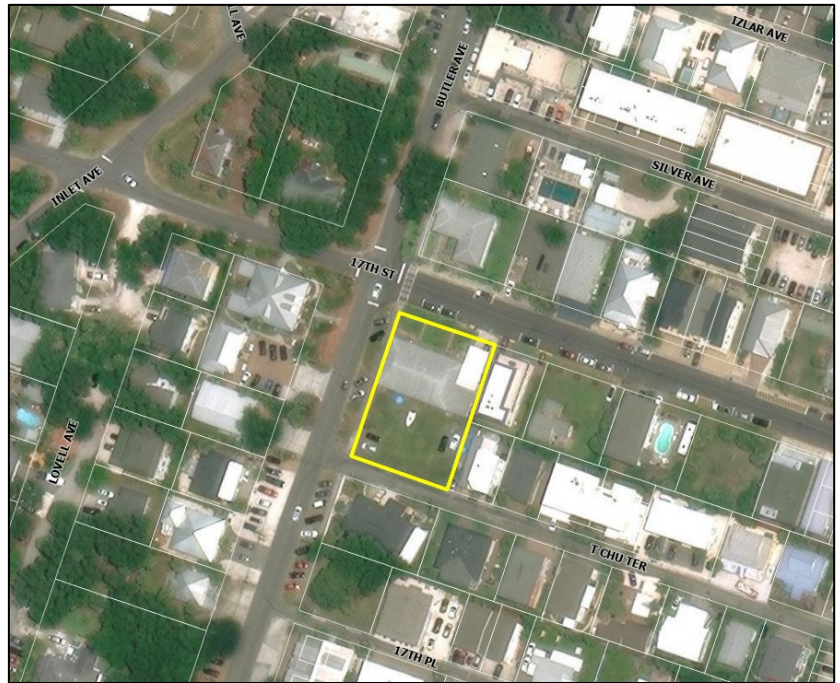
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STAFF FINDING

Staff recommends denial as the request is contrary to the purpose and findings of **Article 7 – Tree Removal Regulations** of the Land Development Code.

STAFF CONTACT

Patricia Sinel, AICP, CFM, CNU-A
Community Development Director
Patricia.Sinel@cityoftybee.gov
912-472-5031

ATTACHMENTS

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- B. SAGIS property card and map
- C. Tree removal application



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Mary Freyermuth Yawn
Signature of Applicant

12/4/24
Date

City Official _____



CITY OF TYBEE ISLAND
TREE REMOVAL PERMIT APPLICATION
Telephone: (912) 472-5033 · Lschaaf@cityoftybee.org

ADDRESS OF PROPERTY 17 17th Street d.yawn@comcast.net	
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Owner or Applicant Signature [Signature] Date 7-9-24
 Owner or Applicant Printed Name Alex McArthur

Call

City Official <u>[Signature]</u>	Permit Fee _____	<input type="checkbox"/> APPROVED
Date <u>7/18/24</u>	Palms Up _____	<input type="checkbox"/> DENIED
	TOTAL _____	

Mitigation Required? YES NO

STAFF NOTES

(1) Palm - (Dying)
 Request to Appeal 12/14

only one tree left on property

(As per ordinance, property must have 3 trees per 4,500 of land.)



STAFF REPORT

PLANNING COMMISSION MEETING: January 27, 2025

CITY COUNCIL MEETING: February 13, 2025

REQUESTED ACTION: Consider a minor subdivision (three lots into two lots).

LOCATION: 1, 3, & 5 7th Street

PIN: 40005 20009

APPLICANT: Michael Brents Watts, Darin and Traci DeHart

OWNER: Michael Brents Watts, Darin and Traci DeHart

EXISTING USE: Single family

PROPOSED USE: Single family

ZONING: R-2

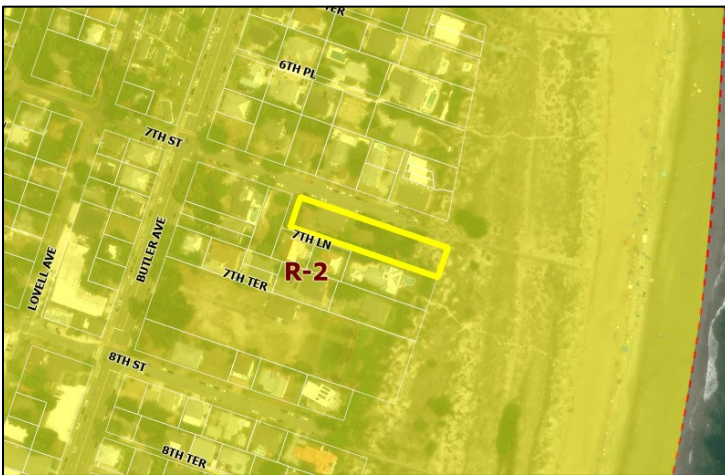
USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Beachfront Neighborhood.

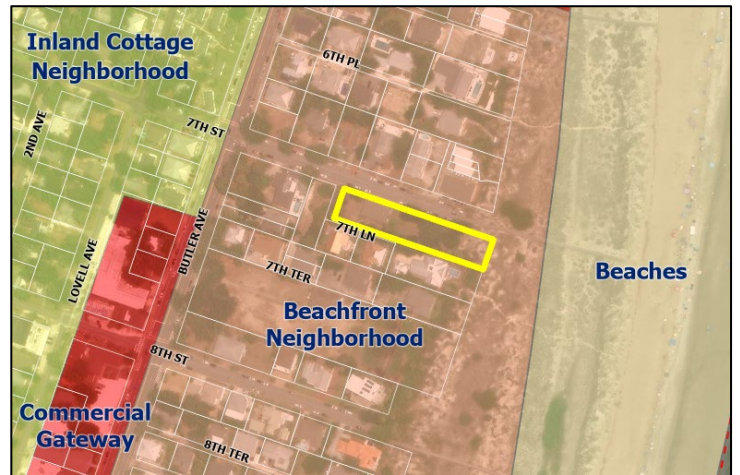
PROPOSAL: The applicants are requesting to combine three lots, 43-A, 43-B, and 43-C (4,500 square feet, 4,500 square feet, and 19,489 square feet respectively) into two lots, 43-A1 and 43-C1 (8,987 square feet and 21,002 square feet respectively). The property was platted as NORTHEAST PORTION OF BEACH LOT 43 WARD 2 TYBEE ISLAND.

PREVIOUS ACTIONS:

- **PLANNING COMMISSION:** The Planning Commission recommended approval of the original minor three lot subdivision plat by a vote of 4-0 at the September 18, 2023 regular meeting.
- **CITY COUNCIL:** The City Council approved the original minor subdivision plat at the October 12, 2023 regular meeting



Map 2: Zoning



Map 1: Community Character Map

Pertinent to this case are the following strategies for the Beachfront Neighborhood area:

- Preserve the low-density and residential character of the area.
- Historic structures should be preserved whenever possible

STAFF FINDING. The proposed minor subdivision meets the requirements of the Land Development Code of Tybee Island and the intent of the Beachfront Neighborhood Character Area of the Comprehensive Plan. Staff recommends approval.

STAFF CONTACT

Patricia Sinel, AICP, CFM, CNU-A
Community Development Director
Patricia.Sinel@cityoftybee.gov
912-472-5031

ATTACHMENTS

- A. Application
- B. SAGIS property card and map
- C. Site Plan



**CITY OF TYBEE ISLAND
SUBDIVISION OF LAND APPLICATION**

FEE	Item #4.
_____ MAJOR SUBDIVISION \$500	
_____ MINOR SUBDIVISION \$125	

Address or location of subject property: 1, 3, and 5 7th st

PIN# _____

Applicant Name: Michael Brent Watts

Mailing address: 2108 Drayton St. Savannah GA 31401

Phone/Email: bwatts@cabrettacapital.com

Brief description of the land development activity and use of the land thereafter to take place on the property:

Combining the western 40 feet of 3 7th st to 5 7th st. Combining eastern 20 feet of 3 7th st to 1 7th

Is Applicant the Property Owner? Yes No

If Applicant is the Property Owner, Proof of Ownership is attached: Yes

If Applicant is other than the Property Owner, a signed affidavit from the Property Owner granting the Applicant permission to conduct such land development is attached hereto. Yes

Names and addresses of all adjacent property owners are attached: Yes

If within two (2) years immediately preceding the filing of the Applicant's application for a zoning action, the Applicant has made campaign contributions aggregating to more than \$250 to the Mayor and any member of Council or any member of the Planning Commission, the Applicant and the Attorney representing the Applicant must disclose the following:

- The name of the local government official to whom the campaign contribution or gift was made;
- The dollar amount of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of the application for this zoning action, and the date of each contribution;
- An enumeration and description of each gift having a value of \$250 or more made by the Applicant to the local government official during the two (2) years immediately preceding the filing of the application for this zoning action.

Disclosure of Campaign Contributions form attachment hereto: Yes

Michael Brent Watts
Signature of Applicant

12/17/24
Date

NOTE: Other specific data is required for each type of Subdivision of Land.

Fee Amount \$ _____ Check Number _____ Date _____

City Official _____

NOTE: This application must be accompanied by following information:

- _____ 8 copies, no smaller than 11 x 17, of the proposed subdivision with the building setback lines.
- _____ 8 copies, no smaller than 11 x 17, of the engineered drainage and infrastructure plan.
- _____ The name(s) of all proposed new street(s) or private drive(s).
- _____ 8 copies, no smaller than 11 x 17, of the existing tree survey and tree removal plan.

The Planning Commission may require elevations or other engineering drawings covering the proposed subdivision.

The Mayor and Council will not act upon a subdivision until the drainage and infrastructure plan has met the approval of the City's engineering consultant.

The Applicant certifies that he/she has read the requirements for Major/Minor Subdivision and has provided the required information to the best of his/her ability in a truthful and honest manner.

All new lots established within subdivisions shall conform to the lot area as set forth in the general provisions for each zoning district and the lot width shall be a minimum of 60 feet at the building line.

Paul R. Lu

Signature of Applicant

12/17/24

Date



CITY OF TYBEE ISLAND

CONFLICT OF INTEREST IN ZONING ACTIONS
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you within the past two (2) years made campaign contributions or gave gifts having an aggregate value of \$250.00 or more to a member of the City of Tybee Island Planning Commission, or Mayor and Council or any local government official who will be considering the rezoning application?

YES _____ NO X _____

IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS OF \$250.00 OR MORE	GIFTS OF \$250.00 OR MORE	DATE OF CONTRIBUTION

IF YOU WISH TO SPEAK CONCERNING THE ATTACHED REZONING APPLICATION, THIS FORM MUST BE FILED WITH THE ZONING ADMINISTRATOR FIVE (5) DAYS PRIOR TO PLANNING COMMISSION MEETING IF CAMPAIGN CONTRIBUTIONS OR GIFTS IN EXCESS OF \$250.00 HAVE BEEN MADE TO ANY MEMBER OF THE PLANNING COMMISSION OR MAYOR AND COUNCIL.

Signature Michael Brant Watts _____

Printed Name Michael Brant Watts _____

Date 12/17/24 _____

**AFFIDAVIT OF AUTHORIZATION
STATE OF GEORGIA
COUNTY OF CHATHAM**

Before me, the undersigned authority, personally appeared **Darin DeHart** and **Traci DeHart**, who are known to me, and who, after being duly sworn, did make the following statement:

We, **Darin DeHart** and **Traci DeHart**, as the legal owners of the property located at **5 7th Street, Tybee Island, Georgia**, hereby authorize **Michael Brent Watts**, owner at **1 7th Street, Tybee Island, Georgia** and **3 7th st Tybee Island, Georgia**, to act on our behalf in all matters relating to the petition to combine the western 40-foot portion of **3 7th Street** with **5 7th Street**.

This authorization includes, but is not limited to, the right to appear before the **Tybee Island Planning Commission** and the **Tybee Island City Council**, to submit any necessary documents, and to present arguments and support for the proposed property combination as required by the City of Tybee Island.

We understand that **Michael Brent Watts** will represent our interests in this matter and will make decisions regarding the zoning and planning applications related to this request.

This affidavit is executed voluntarily and with full understanding of its contents, and we confirm that the permission granted herein is valid for all meetings, hearings, and proceedings related to the property matter.

SWORN TO AND SUBSCRIBED before me this 18 day of December, 2024.

Signature of Darin DeHart

Darin DeHart

Signature of Traci DeHart

Traci DeHart

**Notary Public
(Notary Seal)**

My Commission Expires:



Michelle Carbo

AFFIDAVIT OF OWNERSHIP

State of Georgia

County of Chatham

I, Michael Brent Watts, being duly sworn, do hereby declare and state as follows:

- 1. I am of legal age and competent to make this affidavit.
- 2. I reside at 703 Whitaker St Savannah GA 31401.
- 3. I hereby affirm that **Michael Brent Watts** is the sole and rightful owner of the following properties:
 - a. 1 7th St, Tybee Island, GA
 - b. 3 7th St, Tybee Island, GA
- 4. I have personal knowledge of this information and can verify its accuracy.
- 5. This affidavit is executed for the purpose of establishing ownership of the aforementioned properties.

Further Affiant Sayeth Not.

Michael Brent Watts
Michael Brent Watts

December 19 2024

Sworn to and subscribed before me this 19th of December, 2024.

[Notary Public Signature]

Michelle Carbo

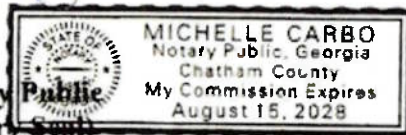
[Notary Public Printed Name]

Michelle Carbo

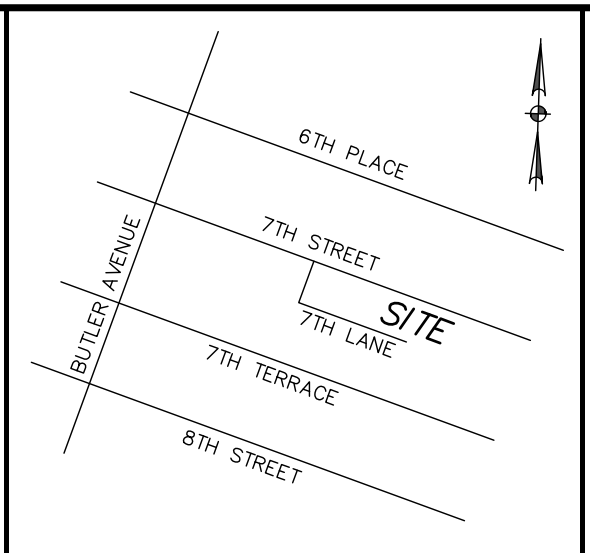
My Commission Expires: [Date]

August 15, 2028

Notary Public
(Notary Seal)



My Commission Expires: _____

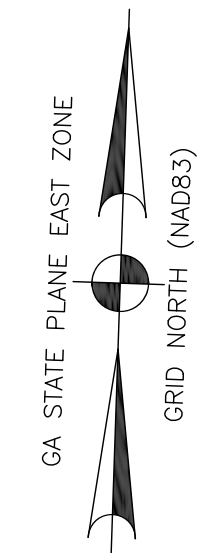


THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

VICINITY MAP (NOT TO SCALE)



EQUIPMENT USED: TOTAL STATION
 ANGULAR ERROR = 2" PER
 ADJUSTED BY: COMPASS RULE
 PLAT CLOSURE = 1/78,133
 FIELD CLOSURE = 1/30,930



LEGEND

CMF	CONCRETE MONUMENT FOUND
ORIF	5/8" IRON ROD FOUND
ORRSF	RAILROAD SPIKE FOUND
	HVAC EQUIPMENT
FH	FIRE HYDRANT
U	UTILITY POLE
G	GUY
OFO	FUEL OIL FILL TUBE
OHB	WATER HOSE BIBB
PM	PARKING METER
S	SIGN
W	WATER METER
GI	GRATE INLET
OHP	UNDERGROUND POWER

- REFERENCES**
1. PLAT BOOK C PAGE 72
 2. PLAT BOOK E PAGE 112
 3. PLAT BOOK 10P PAGE 2
 4. PLAT BOOK 14P PAGE 50
 5. PLAT BOOK 14P PAGE 92
 6. DEED BOOK 139T PAGE 490
 7. DEED BOOK 308X PAGE 740
 8. DEED BOOK 1318 PAGE 407
 9. DEED BOOK 2036 PAGE 254
 10. PLAT BOOK 54 PAGE 428
 11. DEED BOOK 3489 PAGE 339
 12. DEED BOOK 3197 PAGE 595

SURVEYOR'S NOTES

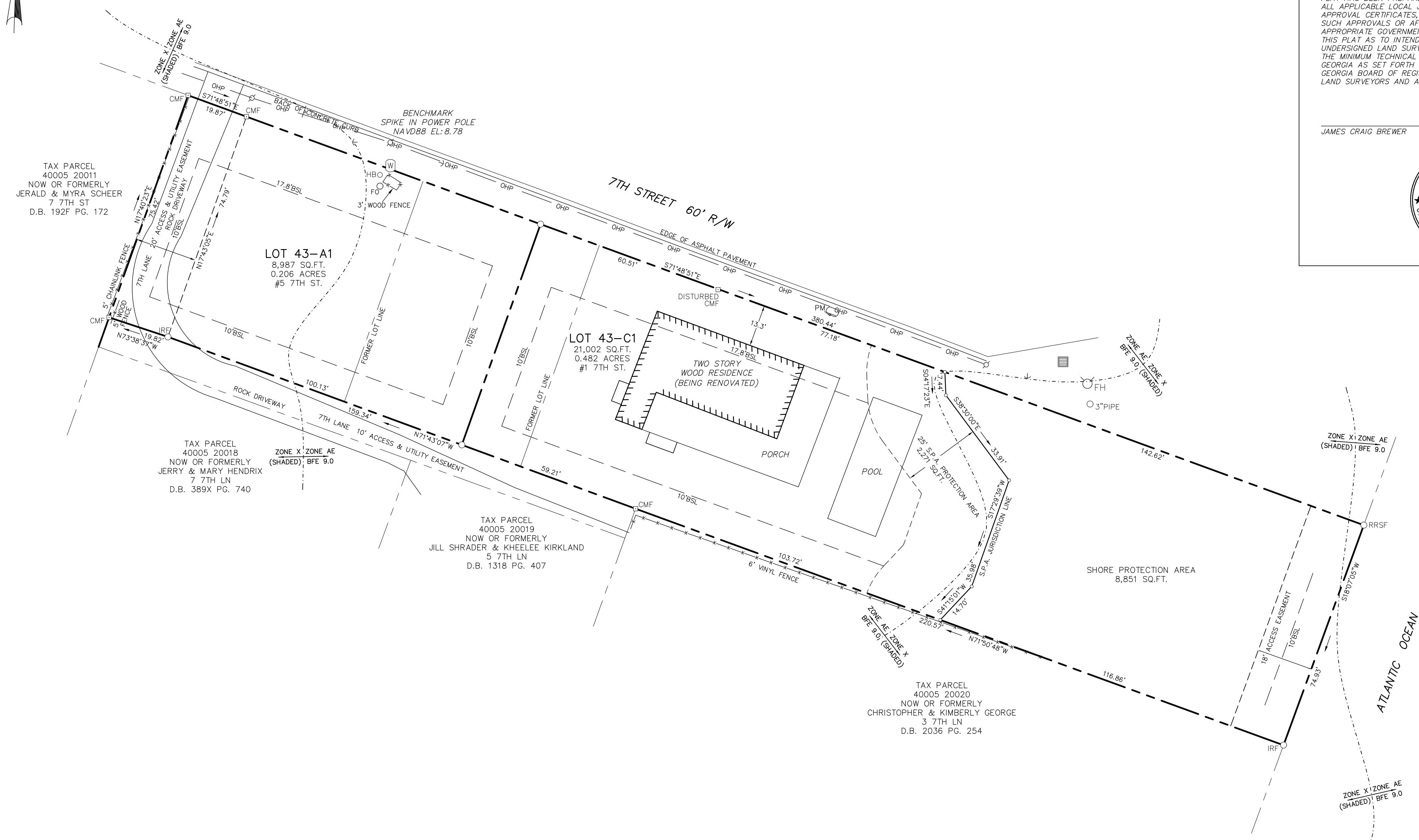
1. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
2. ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 13051C0214G, EFFECTIVE 8/16/2018, PORTIONS OF THIS PROPERTY LIE IN ZONE AE, A 100 YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION OF 9.0.
3. ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES AND UTILITY SURFACE MARKINGS PROVIDED BY OTHERS WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
4. THE BUILDING SETBACKS, EASEMENTS, AND/OR BUFFERS, IF SHOWN HEREON, HAVE BEEN TAKEN FROM PLATS OF RECORD. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACKS, EASEMENTS AND BUFFERS WITH THE PROPER AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.
5. THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
6. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
7. THIS PROPERTY IS SERVED BY CITY OF TYBEE ISLAND WATER AND SEWER.
8. THE SHORE PROTECTION LINE WAS DELINEATED BY GEORGIA DEPARTMENT OF NATURAL RESOURCES ON 7/27/2023 AND SURVEYED BY BREWER LAND SURVEYING ON 8/10/2023. DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL IS PUNISHABLE BY LAW.
9. #1 7TH STREET BUILDING ALLOWED TO REMAIN IN BUILDING SETBACK BY VARIANCE APPROVED 12/14/2023 BY TYBEE ISLAND MAYOR AND CITY COUNCIL.
10. THE FRONT BUILDING SETBACK WAS ESTABLISHED PER SECTION 3-090.A.1 OF THE TYBEE ISLAND, GA CODE OF ORDINANCES (200' RULE).
11. ALL DRAINAGE REQUIREMENTS MUST BE MET PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON ANY LOT IN THIS SUBDIVISION.
12. THE TWO LOTS IN THIS SUBDIVISION ARE CURRENTLY ZONED R-2.

APPROVED FOR RECORDING BY THE TYBEE ISLAND CITY MANAGER	DATE
BRIAN WEST, MAYOR	DATE
APPROVED FOR RECORDING BY THE TYBEE ISLAND CD DIRECTOR	DATE
PATRICIA SINEL, COMMUNITY DEVELOPMENT DIRECTOR	DATE
ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED	DATE
DARIN DeHART, LOT 43-C3 OWNER	DATE
TRACI DeHART, LOT 43-C3 OWNER	DATE
BRETT WATTS FOR 5 7TH ST. LLC, LOT 43-C1 OWNER	DATE

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JAMES CRAIG BREWER GA RLS# 3022 DATE



A RECOMBINATION SURVEY OF
NORTHEAST PORTION OF BEACH LOT 43, WARD 2
 TYBEE ISLAND, CHATHAM COUNTY, GEORGIA

PREPARED FOR:
5 7TH ST. LLC

PROJECT #:	240869
FIELD DATE:	12/16/2024
PLAT DATE:	12/17/2024
LAST REVISED:	12/18/2024
DRAWN BY:	JCB
SCALE:	1"=20'
SHEET:	1 OF 1